



ALLEN SCOTT

CONSTRUCTION

Sandalwood Trails

Specification and Features

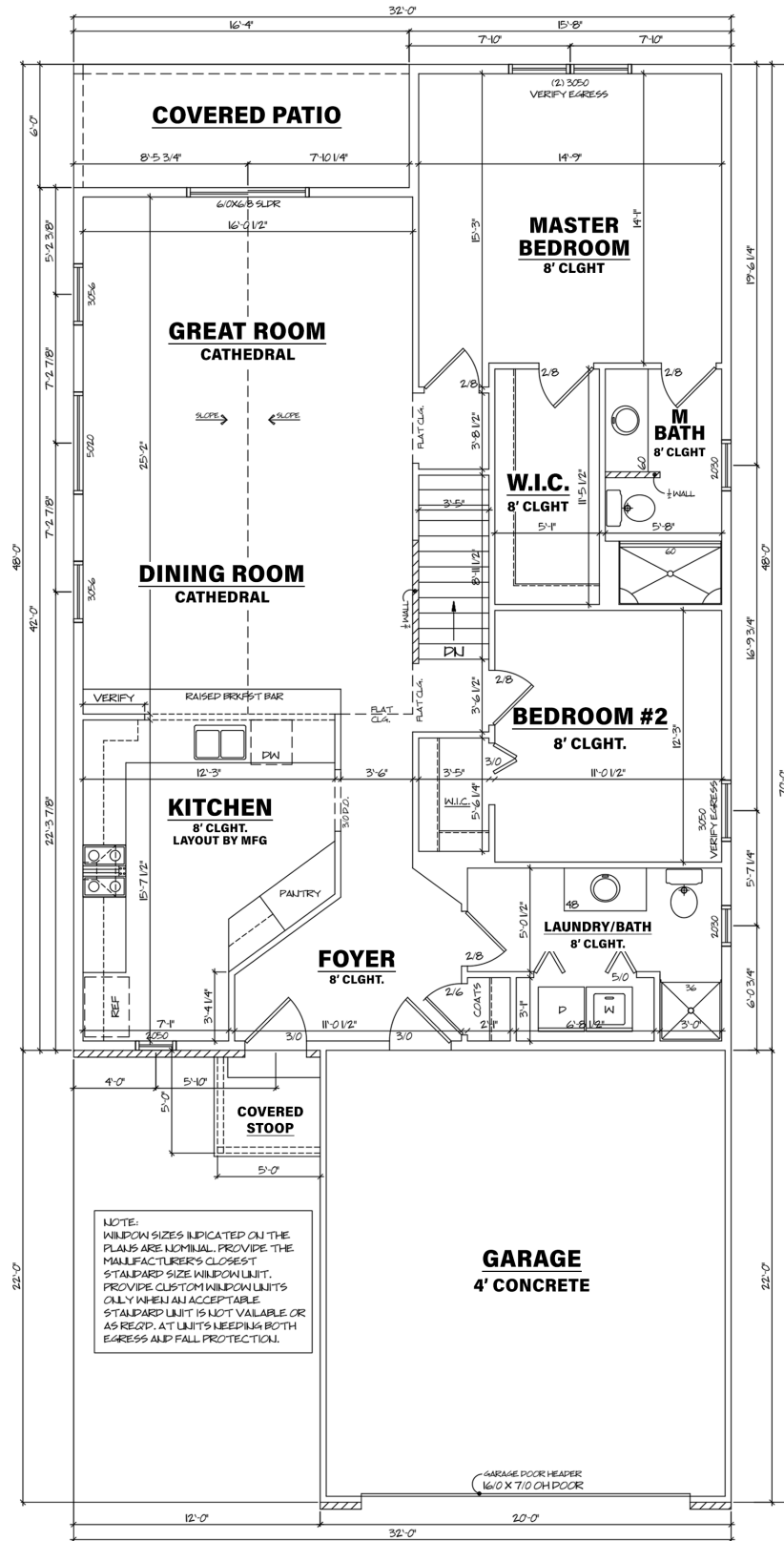
Welcome to Sandalwood Trails! Conveniently located, this mature community offers maintenance free living, walking trails, and multiple home-plans built for you with exceptional care & quality. We have selected high quality and functional items that are designed & made to today's technological standards. We have put more packages together that offer a higher quality & better style for living. Our customers have many choices in each category, from fixtures to flooring. We look forward to helping you with your new Condo at Sandalwood.

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sandalwoodniles.com

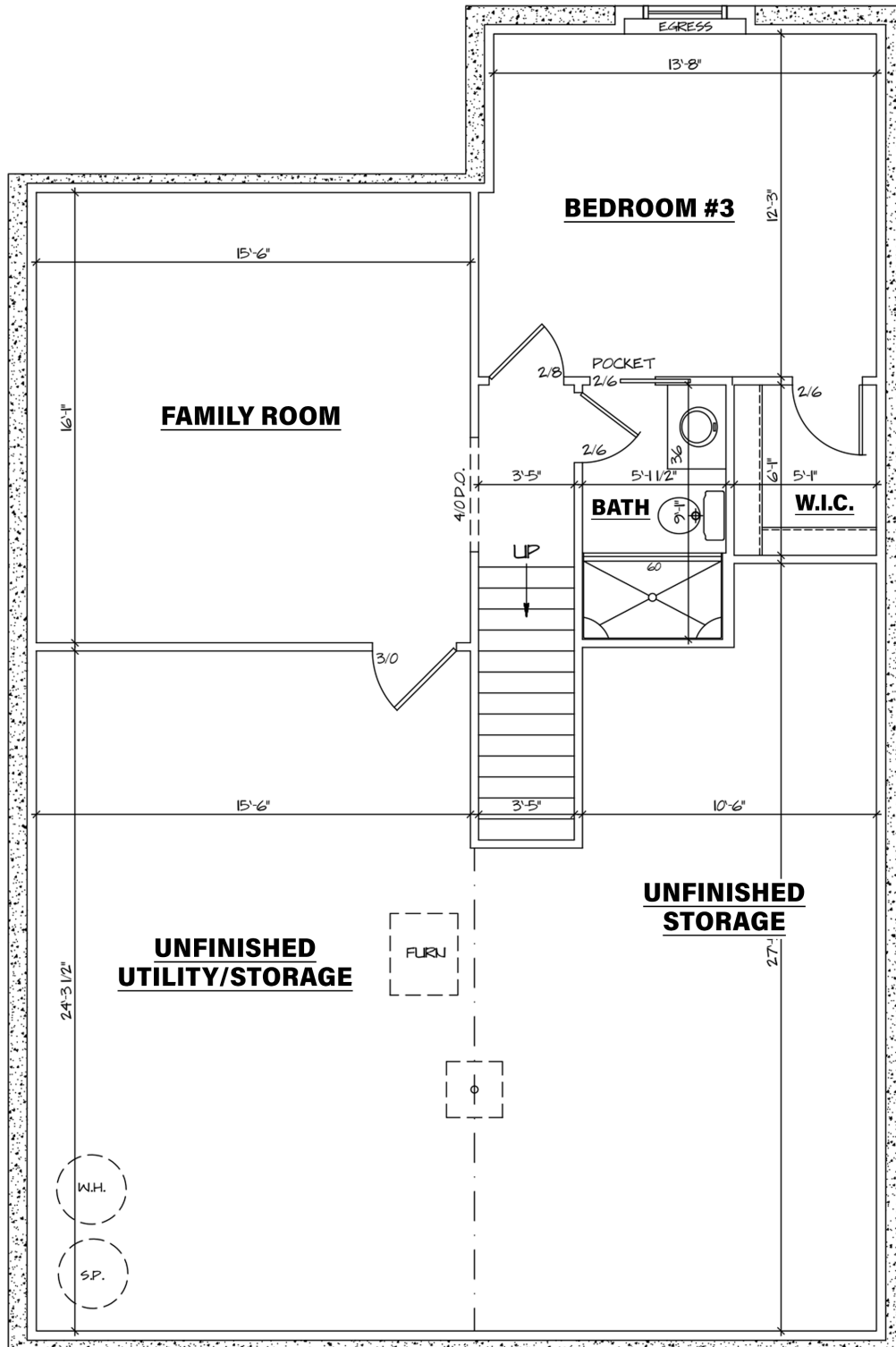
Floor Plans

First Floor



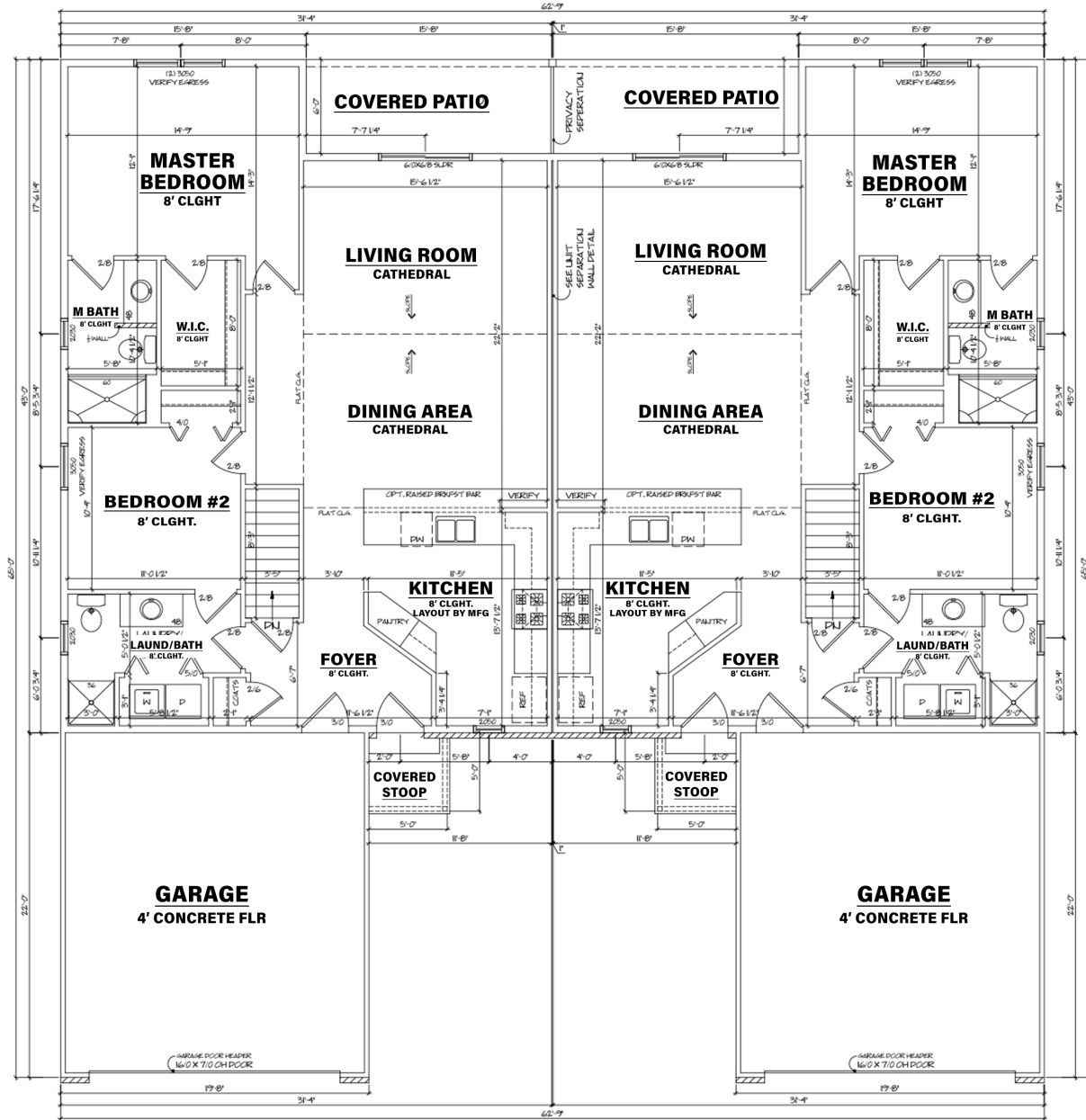
Floor Plans

Basement Optional



Floor Plans

Duplex First Floor



Specifications & Features

Pre-Construction

- Customized option meeting.
- Personalized in-house Selection Coordinator.

Foundation

- **Footings:** 8'-0" high by 8'-0" wide.
- **Walls:** Full basements at 8'-0" wall height per plan.
- **Water-Proofing:** Damp-proofing membrane applied on exterior of foundation walls, (exterior basement walls in contact with sub-soil only, not garage walls common with full basement walls.)
- **Drain Tile:** Exterior & interior drain tile system running continuously around interior and exterior of all living area to a sealed sump pump with crossovers per code.
- **Sump Pump:** Electric sump pump connected to the drain tile and discharged to outside or to the storm sewer where applicable.
- **Window (Optional):** Metal egress window well with metal grate cover. Vinyl slider window.

Flatwork

- **Basement:** The basement slab is 4" of poured concrete. (Control joints as needed.)
- **Garage Floor:** The garage floor is a 4" poured concrete slab.
- **Driveway & Sidewalk:** 4" poured concrete

Framing Material

- **Beams:** LVL beams over 3-1/2" steel teleposts.
- **Walls:** 2x6" Exterior wall system with 16" OC studs (site built), 7/16" OSB plywood for strength and safety, and Tyvek home wrap to sustain R-value and prevent water infiltration.
- **Floors:** 2x10" Floor joist (spans and spacing per plan) with treated sill plates secured on top of foundation over sill sealer. Sub-floor is 3/4" tongue and groove sheathing glued and screwed.
- **Trusses:** Engineered per manufacturer's specifications, 24" OC with pitch per plan. Overhangs around home, including gable ends.
- **Ceiling Heights:** 8' - 0" ceilings are standard.

Exterior Siding

- **Siding:** Maintenance-free vinyl, 4" double lapped siding, aluminum fascia & soffit. (Staggered colors each lot.)
- **Trim:** Pre-primed garage door trim, and front porch details per plan.
- **Gutters & Downstairs:** Seamless 4' gutters, 2"x3" downspouts with turned extension.



Specifications & Features

Insulation

- **Exterior Walls:** R-13 fiberglass batt insulation in exterior perimeter basement walls with 4 mil poly vapor barrier. R-19 rating exterior of blown fiber wood insulation in main floor exterior walls.
- **Flat Ceilings:** Blow-in insulation to achieve total R-42 system.
- **Air Infiltration:** Tyvek on exterior of ALL walls and gable ends. All plate penetrations are to be sealed with caulk or foam sealer. All windows and exterior door jambs to be sealed with spray foam.
- **Ventilation:** Soffit vents as intake, and continuous ridge vents as outflow in attic for balanced attic ventilation system.

Roofing

- **Sheathing:** 15/32" OSB or equivalent, with H-clips.
- **Felt:** 15 pound felt underlayment.
- **Shingles:** 30 year dimensional shingles. (Owens Corning Oakridge Sierra Gray) Doors & Windows- Exterior
- **Windows:** North Star Series 1000 double hung vinyl low "E", argon-filled high-efficient windows with screens.
White with optional between the glass window grids.
(Single: master bedroom, kitchen, living room, 2nd bedroom)
(Duplex: master bedroom, kitchen, living room, 2nd bedroom)
- **Front Doors:** 1-3/4" insulated six-panel steel door compression weather stripping, dead bolt and keyed alike door knob. Exterior color is customer's choice or per plan.
- **Fire Doors:** 1-3/4" insulated six-panel steel door with adjustable, threshold, compression weather stripping, and keyed alike door knob. Door is painted Dover White on both sides.
- **Patio Door:** Per plan. North Star Comfort Star vinyl slider.

Heating & Air Conditioning

- The furnace is a 95+% high-efficiency, natural gas, forced air furnace, sized to heat home. Digital, programmable thermostat is located per plan.
- Central Air Conditioning is included.
- **Duct Work:** The duct work is engineered and sized according to the plan. Dampers are placed at trunk lines and supply lines.
- **Returns:** All living and bathroom areas are engineered and sized according to the plan.
- **Fans:** All baths to have exhaust fans hard ducted to the exterior. All bath fans are Energy Star rated.
- Exterior venting of dryer.
- Gas piping to furnace and hot water heater.



Specifications & Features

Plumbing

- **Plumbing:** PEX supply lines or equivalent 1/2" minimum supply to fixtures; shut-off valve at all sinks, toilets and water heater and one exterior hose bibs per plan. Rough-in plumbing for future bath in basement. (Optional: shower, toilet and vanity drains.)
- **Faucet Fixtures:** All Delta, pressure-balanced, dual-handled, chrome plumbing fixtures in all baths. Single-handled chrome faucet with sprayer in kitchen.
- **Sinks:** The kitchen has a 8" deep stainless steel double bowl. Full baths come with a cultured marble sink, with integral bowl.
- **Tubs/Showers:** 60" Fiberglass shower in the master. 36" Fiberglass shower in laundry room.
- **Toilets:** Pro Flow 1.6 gallon or equivalent – white color.
- **Gas Supply:** Gas supply to the furnace and water heater with shut-off valves at all appliances. (Range is optional.)
- **Water Heater:** 50-gallon power-vented water heater with glass liner or equivalent.
- **Sump Pump:** Sealed sump pump and pit which meet Energy Star requirements.
- **Laundry:** Hot/Cold supply with drain.

Electrical

- **Service:** 100 AMP panel, location verified in the garage. All receptacles and switch locations per code. 220 V outlets are optional at the range and dryer.
- **Fixtures:** Full house standard package; sizes and types per plan. Available in two colors. One ceiling mounted light at the front door, with two Coach lights at the garage. All bedrooms include fan-rated boxes with fixtures in the center of the room, with finish to match house. In the kitchen – decorative surface mounted fixtures.
- **Switches & Outlets:** All switches to be toggles. GFCI outlets in series. Color of switches and duplexes to be white. Two RG-6 television/cable pre-wires, and two Category-5 phone jacks at the location of your choice, with Category-3 jacks for standard phone outlets, (with two-line capacity) – all home run drop to garage. Door chime with one button at front door. Overhead garage door opener outlet. Two exterior GFI outlets.
- **Smoke Detectors:** Smoke detectors interconnected with battery back-up, located per plan. One carbon monoxide detector per floor (not including basement.)



Specifications & Features

Interior Walls

- **Drywall:** 1/2" drywall of all walls and first floor ceilings. Light texture with primed and painted finish. Glue and screw all applications.
- **Windows:** All pass through openings are drywall wrapped per plan. Composite jamb with standard window casing trim.

Interior Trim

- **Doors:** Pre-finished hollow core 6-panel brushed nickel interior doors.
- **Trim:** Pre-finished pine 3" colonial base trim and 2 1/4" casing. Shoe molding in all hard flooring areas.
- **Hardware:** Schlage exterior locks keyed alike with deadbolt on front door. Door stops included. Privacy "L" Shaped are standard on all baths & master bedroom. All other interior door knobs are to be passage "L" Shaped. All bypass doors are two inch satin nickel pull cups.
- **Shelving:** White closet shelving and chrome clothing poles in all bedroom closets and hall closets. Linen and pantry closets with shelving only.
- **Basement Stairs:** The basement stairs are carpet treads, nailed and glued. The hand rails are round pine hand rail with satin nickel brackets.

Painting/Staining

- **Interior:** Interior painting in Sherwin Williams Dover White latex eggshell throughout the home. Semi-gloss of all interior woodwork white.
- **Exterior:** Factory pre-primed trim (man-made material or equivalent.) All exterior doors are painted. Garage overhead door is factory finished White.

Cabinets

- **Kitchen:** Recessed shaker door style in white, available with adjustable shelves. These include 30" wall cabinets, 36" base cabinets, Lazy Susan corner cabinets, with recessed hinges on cabinet doors (L-shape walls.) Trash/Recycling receptacle cabinet included. Approximately 23 LF of cabinets.
- **Baths:** 36" high vanity cabinets in master bathroom, layout per plan.
(This does not include the optional linen cabinet.)

Countertops

- **Kitchen:** Quality laminate, post-formed countertops with molded back splash. Options for an island or peninsula are rounded/clipped corners. Peninsula overhang is included.
- **Baths:** Choice of cultured marble countertop with integral bowl or laminate with white drop in bowl.
(Choice of colors.)



Specifications & Features

Appliances

- Allowance upon request.

Flooring

- **Carpet:** Pro Source Carpet with Scotchguard Protector over 8lb foam pad in all living areas, main stairs, bedrooms, and living room. Layout per plan.
- **LVP (Luxury Vinyl Plank):** Premium LVP Resilient Flooring installed in foyer, kitchen, and bathrooms.

Garage Door

- Paneled overhead steel door, lockable from the inside. (White)
- Main overhead garage door opener with two remotes.

Accessories

- Mirrors installed above vanities (mirrors supplied by owner.)

Warranties

- **Workmanship & Materials:** One year on all parts and labor through Allen Scott Construction, LLC. One year on all plumbing, electrical and mechanical systems. (Some items carry longer manufacturer warranties.)
- **Windows:** come with a 20-year limited manufacturer warranty.
- **Service:** Pre-close walk-through of home; 60-day and 11-month Warranty Service Request.

**NOTE: Options/Community Specifications may supersede Standard Specifications. Allen Scott Construction, LLC reserves the right to change Specifications on individual market homes or if necessary, to improve product performance or if current products are not available. Pricing subject to change.



Pricing

The pricing is subject to specific plan. The “standard features” are based on the above list. Pricing is approximate and subject to specific plan, design and lot. You pay insurance on the place like you would a home yet it is cheaper due to inside coverage verses paying for outside since that is insured and maintained by the association.

Utilities

- Water/Sewer: \$30 per month
- Electric, Gas, Internet Provider: different depending on usage

Housing Association Fees: \$200 per month

- Outside maintenance
- Leaves
- Mowing
- Irrigation
- Plowing of driveway & streets
- Garbage pick-up
- Collecting \$300 a year towards roof replacement for when they need replaced.



Single: 1,438 SF

Call for Current Pricing

Duplex: 1,250 SF

Call for Current Pricing

Get Updates

More information on pricing, plans, amenities and launch dates, coming soon. Join our email list to stay up to date!

allenscott.net/contact



Sandalwood Trails

A Condominium Community

Popular Options

Pre Plumb for Future Basement Bathroom

Foundation Egress Window for Future Basement Bedroom

9' Foundation Walls

Finish Basement with Bedroom, Bath, Family Room

9' Main Level Walls

Custom Cabinet Upgrade

Additional Kitchen Cabinets (Pantry/ Coffee Bar)

Solid Surface Countertop

Andersen Window Upgrade

Additional Windows

Open Stairway with Kneewall

Linen Closet

Interior Door Trim Upgrade

Patio Extension

Fixture Upgrades

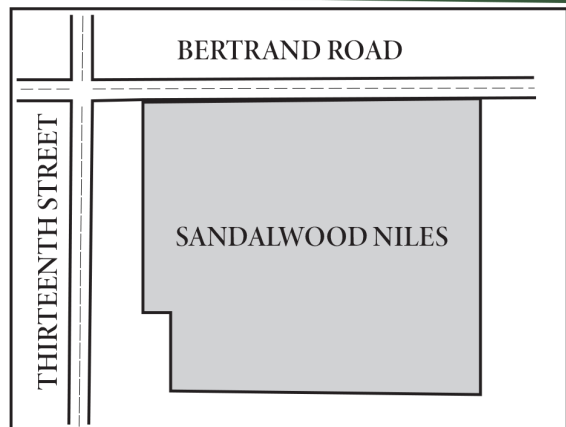
Flooring

Sandalwood Trails

A Condominium Community



LEGEND	
	RETENTION AREA
	SOLD HOMESITES
	AVAILABLE HOMESITES
	SPEC HOME
	PENDING



*REVISED ON SEPTEMBER 17, 2024